EPA REGION 7 CONTRACT- GREEN LEASE RIDER

CARPET— PROCUREMENT LANGUAGE

PRODUCT-SPECIFIC LANGUAGE

5.10.1 Carpet Content.1 (a) 0% PVC, 0% 4PC, No SBR Latex

5.10.2 Carpet, Green Label Requirement All carpet shall meet the "Green Label" requirements of the Carpet Research Institute ("CRI") as a minimum. All carpet shall be certified as meeting the "Green Label" requirement.

5.7.5 Environmental Design Requirements:(d) Adhesives and Sealant. All adhesives and sealants employed on the project (including but not limited to, adhesives for carpet, plastic laminate, wood adhesives, and sealants are to be those with the lowest Volatile Organic Compound (VOC.) contents consistent with price and performance and which meet the requirements of the manufacturer of the products involved or adhered. The offeror is to provide the contracting officer the Materials Safety Data Sheet (MSDS) for all adhesives.

5.6.3 Type 2 Finishes: Soft materials and finishes which are woven, fibrous, or porous in nature and may adsorb chemicals off-gassed by Type 1 Finishes, or may be adversely affected by airborne particulates. These materials have the potential to become sinks for deleterious substances which may be released much later, or act as collectors of contaminates that may promote subsequent bacterial growth. Type 2 Finishes include, but are not limited to the following:

1) Carpet and padding, and other woven or fibrous floor finishes.
2) Fabric wall covering
3) Insulation materials exposed to the airstream.
4) Acoustic ceiling materials
5) Furnishings and fabric coverings

Note: Materials that can be categorized as both Type 1 and Type 2 materials shall be considered Type 1 Materials.

5.6.4 Sequence. Offeror shall sequence construction to complete off-gassing of Type I materials prior to installation of Type 2 materials during the construction, build out, and finishing of the space and segregate the operation of the HVAC systems so that emissions in works zones do not contaminate areas where construction and installation of Type 2 materials and finishes has been completed.

At a minimum, following completion of installation of Type 1 materials in an area, the facility should be

off-gassed for at least 48 hours, unless curing schedules provided by materials manufacturers call for a longer curing process, in which case, an appropriate and longer period for off-gassing should be used. Provide the maximum rate of fresh air to the HVAC system during the off-gassing period.

The HVAC system may be used to move both supply and return air except that permanent return air ductwork or finished plenum systems shall not be used in areas subject to any construction or finish installation work. No recirculating of inside air is permitted -- temporary exhaust systems must be used with exhaust air directly to the outside from the construction area.

Apply all Type 1 interior finishes throughout the entire controlled building segment and allow such finishes to completely cure according to intervals and times stated in respective finish manufacturer's printed instructions before commencing installation of any Type 2 materials in the same area. Do not store any Type 2 materials in areas where installation or curing of Type 1 Materials is in progress.

OTHER APPLICABLE CONTRACT LANGUAGE

General References

p 5 2.1.3.3 Building to Reflect EPA's Mission. Offerors are encouraged to design, build, and operate a safe, reliable, and cost-competitive facility that reflects, to the maximum extent possible within the requirements of this Solicitation for Offers, EPA's environmental protection mission and its commitment to having a positive impact on the communities where it is located. The following are concepts that should be considered during the design, construction, and operation of this facility:

Energy Conservation, via careful consideration of building siting, passive solar design approaches, day lighting, energy efficient building shell design, low E glass, efficient mechanical systems, minimizing waste energy and recapturing waste energy streams, use of solar power and other renewable or innovative energy sources, "Greenlights", advance building and mechanical control systems, thoughtful building maintenance and operation, etc.

Water Conservation, via use of low flow toilet fixtures and through sensitive mechanical system design, landscape design using native species and drip irrigation systems, and thoughtful site design.

Resource Conservation, via the use of materials with recycled contents or above average recycled contents, use of materials that are manufactured, packaged, or transported in an way that reduces energy or material expenditures, construction period recycling and waste minimization, and designing, building, and operating the building to accommodate EPA's active recycling program.

Indoor Air Quality, via careful placement of exhaust and air intakes in relative positions that

prevent cross contamination, consideration regarding radon in the building, protection of the HVAC system during construction, the use of low VOC adhesives, paints, sealants, and caulks, construction period installation sequencing, sensitive janitorial and cleaning approaches during the building's operating life. No use of asbestos or asbestos containing materials.

Other Environmental Factors, such as Protection of the Ozone Layer through the avoidance of CFC's as refrigerants and blowing agents for insulation; Protection of Endangered Ecosystems and support of sustainable forestry practices by avoiding consumptive use of endangered rain forest species and obtaining products from certified sustainable sources, use of non leaded paints, and provision of plumbing systems that prevent elevated lead levels in water. Consider partnerships with local utilities and energy savings companies to assist in financing low emissions low operating cost mechanical systems.

The challenge is to minimize the conflicts between and maximize the benefits of these environmental requirements while meeting the other goals and specification associated with this project.

p. 5 2.1.3.6 LEED Building Bronze™ Certification. The Building's design should, at a minimum, meet the level of performance consistent with criteria assigned to the LEED™ Building Bronze™ Certification. The Leadership in Energy and Environmental Design (LEED™) GREEN Building Rating System has been developed by the US GREEN Building Council. Description and criteria for the LEED™ system can be viewed at http://www.usgbc.org/programs/leed.htm or received from the US Green Building Council at 90 New Montgomery Street, Suite 1001, San Francisco, CA 94105 or dialing 415-543-3001. Offerors shall provide (3) copies of supporting documentation that demonstrates its participation in the LEED™ Rating system (i.e. a notebook detailing how the building earned the LEED™ Bronze Certification).

5.17.1 General: This solicitation requires that energy conservation features be designed into the facility. These features, if not in conflict with specific requirements of this Solicitations, shall be those described in the "GSA Energy Conservation Guidelines for New Buildings" Handbook.

5.17.5 Environmental Design Requirements:(A) Energy Conscious Facility Design: Fundamental design decisions related to energy conservation shall be made during conceptual planning stages. The new design shall utilizes passive design techniques to minimize heating and cooling loads. When necessary, the Offeror shall use window reveals sized to allow maximum window shading in summer and minimize shading of windows in winter months. Siting of the facility in relation to sun and prevailing wind paths and vegetation, efficient design of building form and envelope in response to the climate, reduced cooling load through use of day lighting, and reduced solar heat gains through proper design of solar shading devices should be combined with proper selection of building materials and of HVAC system design for an integrated energy conserving facility. The new facility shall meet Energy Efficiency Standards set by ASHRAE 90-1 (1989) for Buildings. The building design and all construction features (materials, methods of installation, including mechanical and electrical systems) should provide

concepts that will reflect and provide reduced energy consumption within the other requirements and constraints of this solicitation.

Recycled Materials Uses/Comprehensive Procurement Guidelines

5.17.7 Use of Recycled Materials: Under Section 6002 of the Resource Conservation and Recovery Act (RCRA), the EPA has set guidelines for Federal State and local procuring agencies, using appropriated Federal funds, to purchase items composed of the highest percentage of recovered materials practicable. The EPA requires that its facilities follow the guidelines of the Comprehensive Guidelines for Procurement of Products containing Recovered Materials, Final Rule 40 CFR 247, Federal Register, Monday, May 1, 1995; Recovered Materials Advisory Notice (SWH-FRL-5198-8) Federal Register Monday, May 1, 1995; Comprehensive Procurement Guide II, 62 Federal Register 60961, November 13, 1997; and Recovered Materials Advisory Notice II, 62 Federal Register 60976, November 13, 1997. If CPG products are not used, provide documentation. The following exceptions are allowed: (1) when the cost is unreasonable: (2) inadequate competition exists: (3) items are not available within a reasonable period of time; or (4) items do not meet the solicitation performance standards.

5.29.1 Off-Gassing after completion of interior fit up/furniture installation. At a minimum, following completion of the interior build out and installation of tenant furniture, the facility should be off-gassed for at least 48 hours prior to occupancy. Provide the maximum rate of fresh air to the HVAC system while maintaining other normal operating parameters and conditions regarding humidity and temperature.

Where construction and finish work is being performed in portions of a building while other parts of the building are being occupied, each construction and finish work area shall be segregated from the HVAC system so that exhaust from the construction and finish work area does not enter into the HVAC system and contaminate parts of the building where construction and finish work and/or furniture installation is complete.

HVAC ductwork should be sealed and protected from dust and dirt infiltration during construction, especially for dust generating activities such as gypsum wall board finishing and sanding.